

10-12-5: ACCESSORY BUILDING REGULATIONS:

All accessory buildings shall be built in accordance with the following, except in the CE-2 critical environmental zone (see regulations in chapter 9, article B of this title):

A. Definitions: For the purpose of this section, the following shall be used as definitions:

1. ACCESSORY BUILDING/PORTABLE ACCESSORY BUILDING: An accessory building for both residential and nonresidential development is defined as a building that:
 - a. Is detached from the principal building
 - b. Is clearly a supplementary use to the principal building
 - c. Is not intended for human habitation.
2. PORTABLE ACCESSORY BUILDING IS DEFINED AS:
 - a. A building that is two-hundred (200) square feet or less
 - b. Has no poured concrete and is on skids or some type of device that will allow for easy relocation
 - c. Does not exceed twelve (12) feet in height from the lowest part of the structure to the top
3. SIDE YARD, FOR DETERMING ANY ACCESSORY BUILDING COVERED AREA: The area between the front wall plane of the principal building and the rear wall plane of the principal building and the area between the side wall plane of the principal building and the side yard property line.

B. Prohibited uses:

1. Living Space
2. Hazardous Chemical Storage unless specifically permitted by the city

C. Accessory Building Coverage Area:

1. Accessory buildings may not cover more than 25% of the side yard or rear yard as applicable.
2. A. Combined Total Area: The total combined total area of all approved accessory buildings on any one lot can shall not cover not more than 10% of the total lot area listed in the table below:

<u>Lot Area (Square Feet)-</u>	-	<u>Maximum Combined Area-</u>
<u>Not more than 11,000-</u>	-	<u>3 percent of lot size-</u>
<u>More than 11,000, but not more than 12,000-</u>	-	<u>350 square feet-</u>
<u>More than 12,000, but not more than 13,000-</u>	-	<u>420 square feet-</u>
<u>More than 13,000, but not more than 14,000-</u>	-	<u>485 square feet-</u>
<u>More than 14,000, but not more than 15,000-</u>	-	<u>560 square feet-</u>
<u>More than 15,000, but not more than 16,000-</u>	-	<u>675 square feet-</u>
<u>More than 16,000, but not more than 17,000-</u>	-	<u>800 square feet-</u>

More than 17,000, but not more than 18,000-	-	900 square feet-
More than 18,000, but not more than 19,000-	-	1,000 square feet-
More than 19,000, but not more than 20,000-	-	1,100 square feet-
More than 20,000, but not more than 25,000-	-	1,200 square feet-
More than 25,000, but not more than 30,000-	-	1,565 square feet-
More than 30,000, but not more than 35,000-	-	1,950 square feet-
More than 35,000, but not more than 40,000-	-	2,365 square feet-
More than 40,000, but not more than 80,000-	-	2,800 square feet-
More than 80,000, but not more than 200,000-	-	6,400 square feet-
More than 200,000, but not more than 400,000-	-	18,000 square feet-
Over 400,000-	-	10 percent of lot -

(Ord. 01-12-11-22, 12-11-2001, eff. 1-11-2002)

DB. ~~Accessory Buildings~~ Setbacks: All accessory buildings shall be located in accordance with the following:

1. Setback From Main Building; Front Setback: Any Accessory buildings portable or otherwise shall be placed behind the front wall plane of the principal building, the front being defined as the wall plane facing the abutting street.

(Ord. 02-7-23-14, 7-23-2002, eff. 8-15-2002)

set back not less than twelve feet (12') to the rear of the closest rear wall of the main building, and not less than twelve feet (12') from the closest side wall of the main building. Accessory buildings which are located twelve feet (12') or closer to a main building shall be considered as part of the main building. Where no main building exists on a lot, a detached accessory building may be permitted following conditional use approval by the planning commission in accordance with section 10-12-33 of this chapter. Following said approval, a detached accessory building shall be set back not less than seventy five feet (75') from the front lot line and set back from the side and rear property lines in accordance with the regulations set forth for the zone in which the property is located. (Ord. 02-7-23-14, 7-23-2002, eff. 8-15-2002)

2. Side Setback; Corner Lot, Side Abutting Street: Any Accessory building portable or otherwise shall not be placed between the side wall plane of the principle building and be sheet abutting side back not less than forty feet (40') from the side lot line which abuts on a street.

-(Ord. 01-1-9-3, 1-9-2001, eff. 1-18-2001)

3. Side And Rear Setback; Interior Lot Line:

a. Accessory buildings shall not be located on any public utility easement set back not less than five feet (5') from the lot line.

b. However, portable accessory buildings may be placed on a public utility easement. But the owner, or successor in interest, will be responsible for moving the building and for all costs involved in moving the building in the event public utilities need to do work within the public utility easement.

-(Ord. 01-1-9-3, 1-9-2001, eff. 1-18-2001; amd. 2003 Code)

E. Accessory Building Maximum Height: Accessory building maximum height is to conform to the applicable provisions set forth in the building code, but not to exceed thirty-five (35) feet in height. Maximum portable accessory building height is as shown in A-2-c of this section. (Ord. 08-15, 9-23-2008, eff. 9-24-2008)

F. Building Permit Required:

1. An accessory building not meeting the definition of a portable accessory building as defined in A-2 of this section shall have a building permit issued before work commences.
2. A portable accessory building with connected utilities requires the utilities be inspected by the building inspector.
3. A portable accessory building with no utilities does not need a permit nor require inspection.

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4. -Drainage: No drainage from the roof of any accessory building may will be discharged on to an adjacent lot.

H. Vacant Lot: Where no principal building exists on a lot, a detached accessory building may be permitted following conditional use approval by the planning commission in accordance with section 10-12-33 of this chapter. The detached accessory building shall conform to the setbacks found in the applicable zone where it will be located.

I. Easement: The building will not be placed on land designated as an easement. (Ord. 01-1-9-3, 1-9-2001, eff. 1-18-2001)

C. Height Of Building: The maximum accessory building height shall be twenty feet (20'). Accessory building height shall be the vertical height as measured from the average elevation of the natural grade of the four (4) major corners, where the structure is to be located, to the highest point of the structure. If the measurements used for building height are questioned by city staff, the planning commission will review and make a determination. (Ord. 08-15, 9-23-2008, eff. 9-24-2008)